



# TOWN OF LEDYARD

## Planning & Zoning Commission

### Meeting Minutes

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

Chairman  
Tony Capon

#### Regular Meeting

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Thursday, February 9, 2023

6:00 PM

Council Chambers - Hybrid Format

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I. CALL TO ORDER

Chairman Capon called the Regular Meeting of the PZC to order at 7:00 P.M. The meeting was hybrid with some attending in person and others via Zoom.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

Staff present: Planning Director, Juliet Hodge, and Makenna Perry, Land Use Administrative Asst.

**Present** Commissioner Marcelle Wood  
Chairman Tony Capon  
Commissioner Paul Whitescarver  
Commissioner Howard Craig  
Alternate Member Jessica Cobb

**Absent** Commissioner Gary St. Vil  
Alternate Member Thomas Baudro  
Commissioner James Awrach

IV. CITIZENS PETITIONS (LIMITED TO NON-AGENDA ITEMS)

None.

V. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO ORDER OF THE AGENDA

The agenda was reordered to allow Desegregate CT to present before Gales Ferry Intermodal LLC.

VI. PRE APPLICATION OR WORKSHOP

A. Gales Ferry Intermodal - Conceptual Presentation

Representatives from the Cashman Dredging and Marine Contracting presented a conceptual plan for the potential redevelopment of the former DOW Chemical site in gales ferry. Attorney Harry Heller, 736 Route 32, Uncasville, presented the history of the property; Allen Perrault, presented the history of the company and their work on the Quincy Shipyard Redevelopment; George Andrews, Loureiro Engineering, presented the Conceptual Development Plan; and

Sean Duffy, Cushman and Wakefield Real Estate Group, presented the economic development opportunities at the location.

Commissioners asked questions about potential concerns that have been raised by residents about the potential uses. Commissioners discussed traffic and environmental impacts, emergency services, new curb cuts on Route 12, access to the cemetery and how the Department of Energy and Environmental Protection will be involved with this development.

Cashman will be submitting an application for the excavation work and the proposed 20,000sf building on the northern section of the property first. Application anticipated in the next couple of months.

**B. DesegregateCT Presentation**

Pete Harrison, Director of DesegregateCT, presented a summary about the Work Live Ride Act which outlines options for towns to create Transit oriented Community Districts along bus or rail lines. Funding, planning, infrastructure improvements, and home creation is coordinated through the Office of Responsible Growth in partnership with local Planning and Zoning Commissions. Commission members asked questions about the organization and their work in the region and how they coordinate with the other regional organizations such as the SECT Council of Governments. They discussed Ledyard's limited transportation infrastructure. Mr. Harrison stated that Ledyard would be considered a Transit Adjacent Community.

**VII. PUBLIC HEARINGS/APPLICATIONS**

**VIII. OLD BUSINESS**

**A. Town of Ledyard Affordable Housing Plan**

The Commission received an electronic copy of the draft of the Affordable Housing Plan to review prior to the meeting. Planning Director, Juliet Hodge, explained that the Commission needs to finalize the goals for the Affordable Housing Plan so that a public hearing can be set in March.

Planning Consultant, John Guskowski reviewed the recommended actions for the Plan and the Commission members discussed. Staff and members of the public asked questions. J. Hodge and J. Guskowski will finalize the plan in preparation for the public hearing based on the discussion this evening.

**IX. NEW BUSINESS**

**A. Application PZ#23-1 of Dieter and Gardner, Inc, PO Box 335, Gales Ferry CT, 06335 for the modification of a site plan located at 740 Colonel Ledyard Highway, Ledyard CT, 06339.**

No one was present for this application. Planning Director, Juliet Hodge briefly presented the application on behalf of the applicant, and stated that she had not had the opportunity to review it as it was only submitted the day before the meeting. The application will be presented next month.

**B. Application PZ#23-2 of the Town of Ledyard, 741 Colonel Ledyard Highway, Ledyard, CT**

06339 for the rewrite and reorganization of The Town of Ledyard's Subdivision Regulations.

Planning Director J. Hodge submitted revisions to the Subdivision Regulations. The Commission set the public hearing for March 9th, 2023, at 6:00P.M. The proposed revisions will be sent to the SCCOG and the Attorney for review and comment.

C. Discussion on Short Term Rentals

Chairman Capon reviewed where the Commission was in terms of potential changes to the short term rental regulations. He explained that the Commission needs to provide clear guidance to J. Hodge about which direction they want to go - i.e. hosted vs non-hosted. The Commission discussed the various options and the pros and cons of each. The Commission members felt that having the Airbnb hosted was a better option so that issues could be addressed immediately. they discussed the option for video surveillance and having a requirement that a representative or owner must be able to respond within 30 minutes if an issue arose. J. Hodge explained that the goal of the regulation is to prevent any nuisance, but that it is not the job of the Commission to regulate behavior per se.

Eric Treaster, Jancarlo Sarita, Mr. Miello and Mike Cherry all spoke about the possible changes.

J. Hodge will continue to work on the revisions based on the discussion. Mr. Sarita asked about next steps. J. Hodge will submit an application next month and the public hearing will be scheduled for April.

X. APPROVAL OF MINUTES

Without objection, the minutes of the January 12, 2023 meeting were approved as submitted.

A. Draft Meeting Minutes - January 12, 2023

XI. CORRESPONDENCE

None.

XII. REPORTS

A. Staff Report

Planning Director J. Hodge presented her written report. She stated that there have been many blight cases recently, but due to the current staffing issues, she may not be able to address everything in a timely fashion..

She informed the Commission that UCONN Clear is currently offering a 3-part training series that will be recorded so that Commission Members may access them at any time.

XIII. ADJOURNMENT

Without objection, Chairman Capon adjourned the meeting at 9:15 P.M.

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.